



**Littlemoor Lane, Balby Doncaster**

**welcome to**

**Littlemoor Lane, Balby Doncaster**

GUIDE PRICE £140,000-£150,000. Ideal for a first time buyer or investor is this three bedroom semi detached property which is situated in this popular location of Balby with close links to local amenities, transport links and the motorway network. AVAILABLE WITH NO ONWARD CHAIN!



### **Entrance Porch**

Accessed through a front facing double doors. There is tiling to the walls.

### **Entrance Hall**

There is a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

14' 6" into bay x 12' 11" ( 4.42m into bay x 3.94m )  
With a front facing bay double glazed window, coving to the ceiling and a gas feature fireplace as the focal point of the room.

### **Dining Room**

12' 11" x 11' 5" ( 3.94m x 3.48m )  
With a rear facing double glazed window, a central heating radiator and a gas feature fireplace as the focal point of the room.

### **Kitchen**

9' 4" x 7' 4" ( 2.84m x 2.24m )  
Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a gas oven and a four ring gas hob and space for an under counter fridge and freezer. There is a useful pantry and a rear facing double glazed window.

### **Rear Lobby**

There is a side door which provides additional access.

### **Utility Room**

5' 6" x 6' 3" ( 1.68m x 1.91m )  
With a rear facing single glazed window. Fitted with work surfaces with space and plumbing for a washing machine beneath.

### **First Floor Landing**

There is a side facing double glazed window, a central heating radiator and loft access.

### **Bedroom One**

14' 7" into bay x 11' 5" ( 4.45m into bay x 3.48m )  
A double room with a front facing bay double glazed window, a central heating radiator and coving to the ceiling.

### **Bedroom Two**

12' 11" x 11' 5" ( 3.94m x 3.48m )  
With a rear facing bay double glazed window and a central heating radiator.

### **Bedroom Three**

7' 11" x 7' 6" ( 2.41m x 2.29m )  
There is a front facing bay double glazed window, coving to the ceiling and a central heating radiator.

### **Bathroom**

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is a central heating radiator and a rear facing obscure double glazed window.

### **Outside**

To the front of the property is an enclosed garden with a block paved driveway to provide off road parking. To the rear of the property is a lawned garden with a paved patio area. There is a shed.



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## Littlemoor Lane, Balby Doncaster

- GUIDE PRICE £140,000-£150,000.
- THREE BEDROOM SEMI DETACHED PROPERTY
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM
- UTILITY ROOM

Tenure: Freehold EPC Rating: E

guide price

**£140,000-£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122894 - 0005

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